169.0	0007	0018.B	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 619,800 / 619,800
					USE VALUE: 619,800 / 619,800
					ASSESSED: 619,800 / 619,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHANG ZEN WEI & FENG
Owner 2:	
Owner 3:	
Street 1:	23 VALENTINE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CHANG ZEN WEI & FENG -
Owner 2:	-
Street 1:	23 VALENTINE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1932, having primarily Brick Veneer Exterior and 1265 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	220,800		399,000	619,800
Total Card	0.115	220,800		399,000	619,800
Total Parcel	0.115	220,800		399,000	619,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 489.96 | /Parcel: 489.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 112149
GIS Ref:
GIS Ref:
Insp Date: 10/14/08

PREVIOUS ASSESSMENT

Parcel ID: 169.0-0007-0018.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	220,700	0	5,000.	399,000	619,700	619,700	Year End Roll	12/18/2019
2019	101	FV	210,100	0	5,000.	399,000	609,100	609,100	Year End Roll	1/3/2019
2018	101	FV	210,100	0	5,000.	336,300	546,400	546,400	Year End Roll	12/20/2017
2017	101	FV	210,100	0	5,000.	307,800	517,900	517,900	Year End Roll	1/3/2017
2016	101	FV	210,100	0	5,000.	262,200	472,300	472,300	Year End	1/4/2016
2015	101	FV	186,200	0	5,000.	228,000	414,200	414,200	Year End Roll	12/11/2014
2014	101	FV	186,200	0	5,000.	210,900	397,100	397,100	Year End Roll	12/16/2013
2013	101	FV	186,200	0	5,000.	200,600	386,800	386,800		12/13/2012

!13085!

PRINT

Date	Time
12/11/20	03:05:41

LAST REV

Date	Time
11/02/16	09:15:39
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13085

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHANG ZEN WEI &	13562-613		10/1/1978		53,000	No	No		

USER DEFINED

Prior Id # 1:	112149
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2016	816	New Wind	8,941					
6/9/2015	644	Solar Pa	13,000		6/9/2015			Install 10 roof mo

ACTIVITY INFORMATION

Date	Result	By	Name
6/22/2015	Permit Insp	PC	PHIL C
10/14/2008	Meas/Inspect	163	PATRIOT
4/21/2000	Inspected	264	PATRIOT
12/14/1999	Measured	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	7									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK/WHIT		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.01662827
Adj $ / SQ:	171.556
Other Features:	64000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	319971
Depreciation:	99191
Depreciated Total:	220780

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

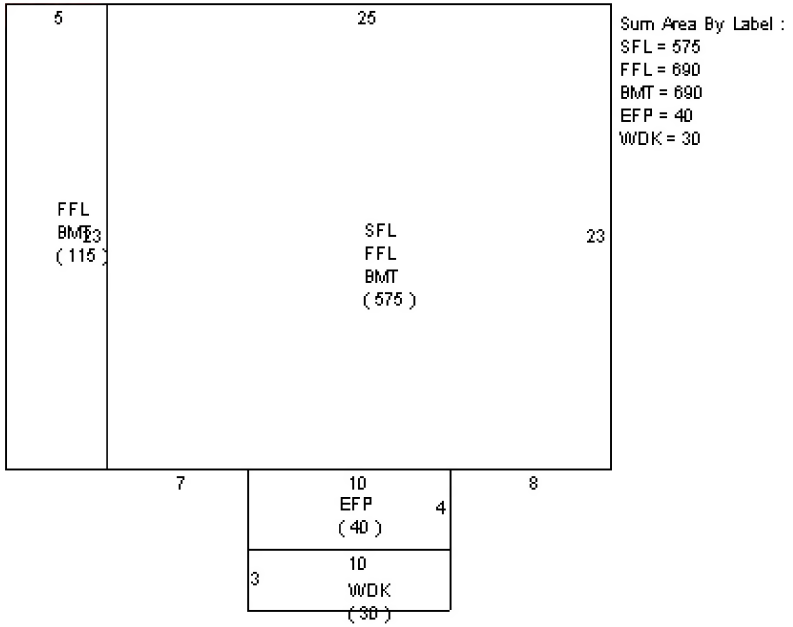
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	690	51.470	35,512
FFL	First Floor	690	171.560	118,374
SFL	Second Floor	575	171.560	98,645
EFP	Enclos Porch	40	73.810	2,952
WDK	Deck	30	16.270	488
	Net Sketched Area:	2,025	Total:	255,971
Size Ad	1265	Gross Are	2025	FinArea 1265

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

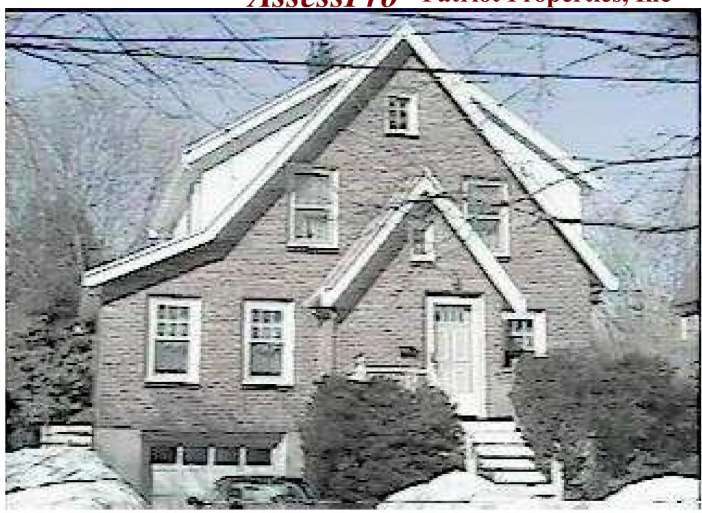
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	171.56
Special Features:	0	Val/Su Net:	109.04
Final Total:	220800	Val/Su SzAd	174.55

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

169.0-0007-0018.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: